

SUBJECT : This fact sheet provides basic clarifying information concerning the Key Building lease, its relevance to employee parking, and is in response to the statements alluded to in the reference.

REFERENCE: Petition dated 4 April 1975 subj. Seeking Relief from Key Building Parking Increase

1. The Agency does not lease space from the Charles E. Smith Company. The lease is the General Services Administration (GSA's). GSA, being the official U. S. Government housekeeper and landlord, negotiates the lease with the Lessor (C. E. Smith Co.). The terms of the lease are available in the GSA Rosslyn Field Office Buildings Manager's office, Room 126 Architect Building, Wilson Boulevard, Arlington, Virginia. The present lease for the Key Building was negotiated for a period from 1 January 1975 to 31 December 1980 for 5 years at a price of \$5.49 per square foot. It covers the rental of all office and special-purpose space occupied by the Agency. The lease rate includes such items as janitor service, water, air conditioning, etc., but excludes heat and electricity which GSA provides for separately. Thirteen official parking spaces for official vehicles and visitors are also included in the lease. Under Public Law 92-313, agencies are required to reimburse GSA for space occupied in both Federally owned as well as leased buildings in accordance with a Standard Level Users Charge (SLUC). We are presently being charged by GSA under the SLUC at approximately \$6.94 per square foot for the Key Building space. Comparable buildings in the area under lease to GSA would carry the same charging rate to any other Government agency.

2. All modifications or improvements to Agency occupied space is paid for by the Agency to GSA who either accomplishes the work itself or contracts with the Lessor and, therefore, should have no effect on the Lessor's operating costs.

3. The parking areas in Rosslyn area leased buildings, except for official parking spaces, are owned and under the control of the Lessor (landlords). The rates in the Key Building are set by the C. E. Smith Company and are not controlled by GSA or the Agency. The rates set by C. E. Smith are controlled by the open market conditions. A survey of GSA-leased buildings in the area discloses the following parking rates per month:

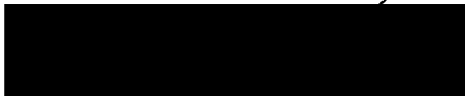
FACT SHEET - KEY BUILDING PARKING

Ames Building	\$20	-	\$25
Magazine Building	\$22.50	-	\$30
Pomponio Plaza	\$30	-	\$35
Architect Building	\$25	-	\$30
Pomponio Plaza East	\$25	-	\$30
Commonwealth Building	\$30	-	\$35
Nash Street Building	\$33	-	After
(Foreign Service)			1 May, \$36

Smaller rates are charged for small cars and inconvenient spaces.

4. The question has been raised on the petition as to the terms of the contract between the C. E. Smith Company and the private (corporate) occupants of the building. This, of course, would be private information and not under the purview of the Freedom of Information Act. Historically, however, the Government is able to obtain more favorable lease conditions than private Lessors in the same building.

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Director of Logistics

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